

# 24



A lifetime opportunity at YOUR DOORSTEP

**AUTHORISED MARKETING & SALES PARTNER.**

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**DHOLERA**  
**CROWN INFRA**  
LEADING YOU TO SMART INVESTMENTS





# Why Invest In RRIDHEE PARK ?

NA, NOC Title  
Clear Project  
with Plan-Pass



Commercial  
Residential  
Project



Unit Plan  
Pass Of  
Each Plot



Attractive  
Plot Sizes





# DHOLERA

## DHOLERA OVERVIEW

Dholera SIR is set to become one of India's most developed regions where all aspects of life, work and play seamlessly converge to create a world-class city. Dholera have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for you. Dholera is extremely well-connected to the rest of India and the world. It will be home to non-polluting industries, as Dholera aim to create clean, green and sustainable urban development. It will be the perfect place to set up large manufacturing units due to the availability of large land parcels. Dholera will be hosting clients from all over "India", and the globe. Dholera have taken steps to ensure ease-of-doing business - from single-window clearance to allotment of government land with guaranteed titles and much more. Dholera have rapidly progressed towards laying the platform for the city to become a hub of innovation and progress. With all this and more, Dholera is one of the best strategic locations in the world for your business to grow and flourish.



LIVE



PLAY



WORK

## UTILITIES

Benchmarked against the best, Dholera implements world-class infrastructure with the capacity to cater to future requirements. The city is fully equipped with land resource, smart infrastructure and integrated city management systems. All services including potable water, recycled water, wastewater collection, storm water and effluent collection networks along with power distribution and ICT infrastructure are underground. There are dedicated spaces for street utility boxes and telecom towers to keep the walkways and public spaces clear. There is 100% recycling of wastewater through Sewage Treatment Plant (STP) and Common Effluent Treatment Plant (CETP) at tertiary level and supply for industrial as well as non-potable water requirements. ICT enabled (with multiple sensors, smart metering and SCADA) systems ensure 24x7 supply of water and power to city users. Digital infrastructure through the City and the Integrated Operation Centre (CIOC) will help the city management in making and taking quick decisions. This will also help users understand their consumption behavior and take informed decisions.



## POTENTIAL FOCUS SECTORS



AEROSPACE AND  
DEFENCE



ELECTRONICS



PHARMACEUTICAL AND  
BIOTECHNOLOGY



AGRO AND  
FOOD PROCESSING



SOLAR INDUSTRIES



HEAVY ENGINEERING



AUTOMOBILES AND  
AUTO ANCILLARY



IT / ITES





# ADVANTAGE DHOLERA

## WORLD-CLASS INFRASTRUCTURE



- State-of-the-art, smart and sustainable infrastructure.
- Benchmarked against the best practices from around the world.
- First city in India where all utilities are below the ground level and pre-planned considering the future needs of city.

## EASE OF GOVERNANCE



- The city offers customized solutions based on industry specific requirement.
- Reduced life cycle costs in utilities (due to SCADA system),state-of-the-art infrastructure and\_ intelligent systems which facilitate smart decision making.
- Availability of skilled manpower as DICDL will aid in conducting skill development programs for the locals.
- All approvals permit and transactions will occur under one umbrellawith a transparent digital / online system.

## PLUG & PLAY



- All necessary utility connections and infrastructure available at plot level.
- They are ICT enabled which facilitate platform for efficient operations and administrations.

## SOCIAL INFRASTRUCTURE



- Dedicated amenities to cater to the health, safety, educational, entertainment, cultural and spiritual needs of inhabitants.
- Like neighbourhood level farmer's market, dedicated zones for hawkers, dispensaries, petrol pumps, EV charging stations, taxis and auto rickshaw stands, bicycle parking, public toilets, spaces for public art, cinema halls, religious facilities, anganwadis / schools colleges/skilldevelopment centres etc.

## EASE OF DOING BUSINESS



- Dholera offers highly competitive rates at for industrial use on a 99-year lease.
- A single window system to streamline the G2B (Government to Business) interaction that will greatly reduce procedures and approvals required for various aspects of business
- Including the following: -
- **A.** Ready list of permits (as per industry type)
- **B.** Single point of contact for every business
- **C.** Permits / Approvals granted within stipulated period

## EXTERNAL CONNECTIVITY



- Well-connected air, rail, road and water network.
- Dholera's proximity to India's major ports makes it the most viable option for all kinds of industry.
- The regional connectivity is enhanced by a 4-lane dedicated access control expressway from Ahmedabad to Dholera which will reduce the travel time to half then it is now. MRTS is also planned.
- Airport Authority of India has partnered with the Government of Gujarat and NICDIT with 51% equity participation to develop the Dholera International Airport; spread in an area of 3700 acres.
- This new airport will be connected by the Anmedabaad -Dholera 4-laneexpressway and the State Highway.
- It will have two dedicated runways of 4000 mts each.
- The proposed airport is set to get operationalized by the year 2025.

## TECHNOLOGY



- ICT enabled infrastructure, smart monitoring systems, City Integrated Operations Centre.
- Reduced life cycle costs in utilities (due to SCADA system)

## LIVE WORK PLAY



- Encouraging walk to work culture.
- Neighbourhood parks: Hierarchy of functional open green spaces including neighbour - hood parks, community parks, linear park within walking distance along with recreation and sports zone.
- Special zones for EWS housing.
- Dedicated and shaded walkways and cycle tracks that connect thevarious nodes within the city.
- Provision of green buffers along the sides of the industrial land use.

## SUSTAINABILITY



- Water and wastewater system: Zero waste discharge by treating 100% ofthe wastewater generated to tertiary standards for non-potable and industrial use. Smart metering and SCADA have been implemented to minimize loss.
- Solid waste management: Provisions for 100% collection of solid waste and recycling of biodegradable solid waste to be treated for use as compost and to generate energy.
- Stormwater management and rainwater harvesting: Systems to capture and utilize stormwater runoff; rainwater harvesting system is implemented through an open earthen canal which will allow aquifer recharge and reuse of water for irrigation.
- Power management: 24/7 uninterrupted power supply provided. Smart grid, smart metering and monitoring to minimize losses. Policies to generate renewable energy. Lowest Power Tariff in India.
- Ultra-Mega Solar Power Park of 4400 MW capacity: Out of 4400 MW,Phase-I of 1000 MW is under implementation. (300 MW work of solar park is under developed by TATA Power).
- Seawater desalination is being conceptualize by using innovative technology which will help reduce the city's dependency on available surface water resources.
- Dholera provides Electric Vehicle charging stations at every 1X1 km grid to reduce pollution.

## FAST TRACK APPROVALS



- All approvals, permits and transactions will occur under one umbrella witha transparent digital / online system.

## SECURITY



- Command and Control Centre to oversee safety & security, and merge city departments for efficiency.

## INTERNAL CONNECTIVITY



- Multi-purpose corridors, bicycle tracks, service roads, shaded and pedestrian-friendly walkways for comfort and safety.
- Constant monitoring by CCTV cameras and a dynamic and intelligent Traffic Management system.



# Why Invest In DHOLERA SIR?

DHOLERA Investment is becoming trendy for the real estate investors who look forward to earning better returns within a shorter span. To fulfill growing aspirations of our customers by building world class. Real estate solutions & redefining lifestyle standards.

**BUY PLOTS. INVEST IN YOUR DREAM HOME.**

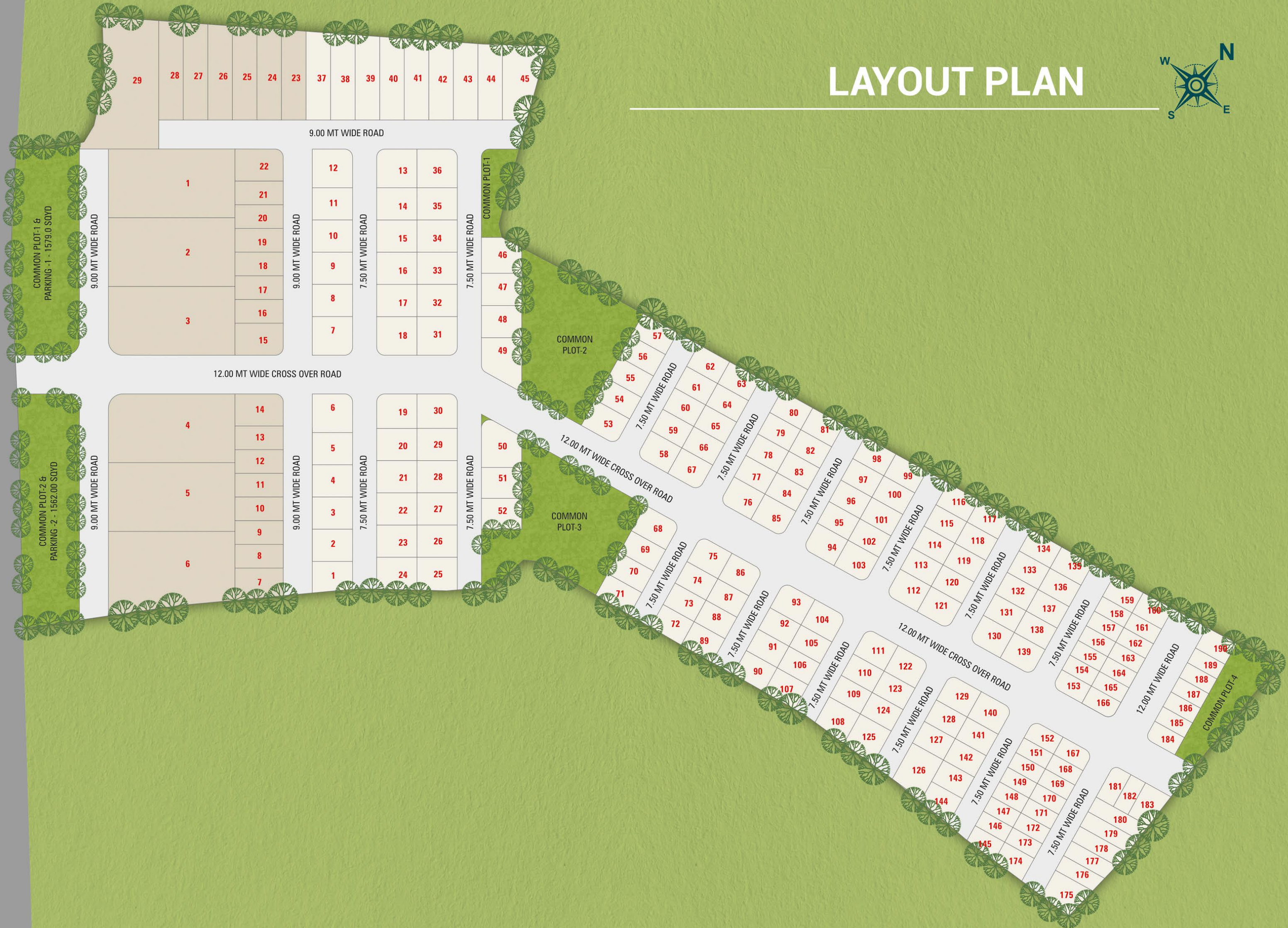




# LAYOUT PLAN



LINE OF VILLAGE ROAD





SUB PLOT AREA TABLE (RESIDENTIAL)

SUB PLOT NO	CARPET AREA	TOTAL AREA	SUB PLOT NO	CARPET AREA	TOTAL AREA	SUB PLOT NO	CARPET AREA	TOTAL AREA	SUB PLOT NO	CARPET AREA	TOTAL AREA	SUB PLOT NO	CARPET AREA	TOTAL AREA
	SQYD	SQYD		SQYD	SQYD		SQYD	SQYD		SQYD	SQYD		SQYD	SQYD
1	157	272	39	238	414	77	100	174	115	100	174	153	67	117
2	150	260	40	233	405	78	100	174	116	101	176	154	65	113
3	150	260	41	228	396	79	100	174	117	101	176	155	65	113
4	150	260	42	223	388	80	101	176	118	100	174	156	65	113
5	150	260	43	218	379	81	101	176	119	100	174	157	65	113
6	151	262	44	214	372	82	100	174	120	100	174	158	65	113
7	170	295	45	297	516	83	100	174	121	110	190	159	89	155
8	150	260	46	155	269	84	100	174	122	110	190	160	90	156
9	150	260	47	150	260	85	110	190	123	100	174	161	65	113
10	150	260	48	150	260	86	110	190	124	100	174	162	65	113
11	150	260	49	192	334	87	100	174	125	147	255	163	65	113
12	170	295	50	186	323	88	100	174	126	179	310	164	65	113
13	170	295	51	143	249	89	109	190	127	100	174	165	65	113
14	150	260	52	143	249	90	111	193	128	100	174	166	67	117
15	150	260	53	122	213	91	100	174	129	110	190	167	67	117
16	150	260	54	111	193	92	100	174	130	110	190	168	65	113
17	150	260	55	111	193	93	110	190	131	100	174	169	65	113
18	170	295	56	111	193	94	110	190	132	100	174	170	65	113
19	151	265	57	112	195	95	100	174	133	100	174	171	65	113
20	150	260	58	110	190	96	100	174	134	99	172	172	65	113
21	150	260	59	100	174	97	100	174	135	97	169	173	65	113
22	150	260	60	100	174	98	101	176	136	100	174	174	92	159
23	150	260	61	100	174	99	101	176	137	100	174	175	139	241
24	149	259	62	101	176	100	100	174	138	100	174	176	86	150
25	154	267	63	101	176	101	100	174	139	110	190	177	95	164
26	150	260	64	100	174	102	100	174	140	110	190	178	102	178
27	150	260	65	100	174	103	110	190	141	100	174	179	108	187
28	150	260	66	100	174	104	110	190	142	100	174	180	113	195
29	150	260	67	110	190	105	100	174	143	100	165	181	73	127
30	151	262	68	122	213	106	100	174	144	105	128	182	70	121
31	170	295	69	111	193	107	112	195	145	74	113	183	110	190
32	150	260	70	111	193	108	129	224	146	65	113	184	67	117
33	150	260	71	113	196	109	100	174	147	65	113	185	65	113
34	150	260	72	107	186	110	100	174	148	65	113	186	65	113
35	150	260	73	100	174	111	110	190	149	65	113	187	65	113
36	170	295	74	100	174	112	110	190	150	65	113	188	65	113
37	248	431	75	110	190	113	100	174	151	65	113	189	65	113
38	243	422	76	110	190	114	100	174	152	67	117	190	92	160
												Total	21932	38076

SUB PLOT AREA TABLE (COMMERCIAL)

SUB PLOT NO	CARPET AREA	TOTAL AREA	SUB PLOT NO	CARPET AREA	TOTAL AREA
	SQYD	SQYD		SQYD	SQYD
1	1002	1724	16	132	227
2	1002	1724	17	132	227
3	993	1708	18	132	227
4	993	1708	19	132	227
5	1002	1724	20	132	227
6	1104	1900	21	132	227
7	166	286	22	173	299
8	132	227	23	253	436
9	132	227	24	258	445
10	132	227	25	263	453
11	132	227	26	268	462
12	132	227	27	273	470
13	132	227	28	278	479
14	169	292	29	900	1549
15	169	292	Total	10852	18673

SOCIETY FACILITY



LANDSCAPING  
GARDEN



ELECTRICITY



INTERNAL  
CC ROAD



WATER  
SUPPLY



COMPOUND  
WALL



STREET  
LIGHTS



24 HRS.  
SECURITY



ENTRANCE  
GATE



CLUB  
HOUSE





YOU CAN CONSTRUCT ON YOUR OWN PLOT..

Artistic Impression\*



Artistic Impression\*

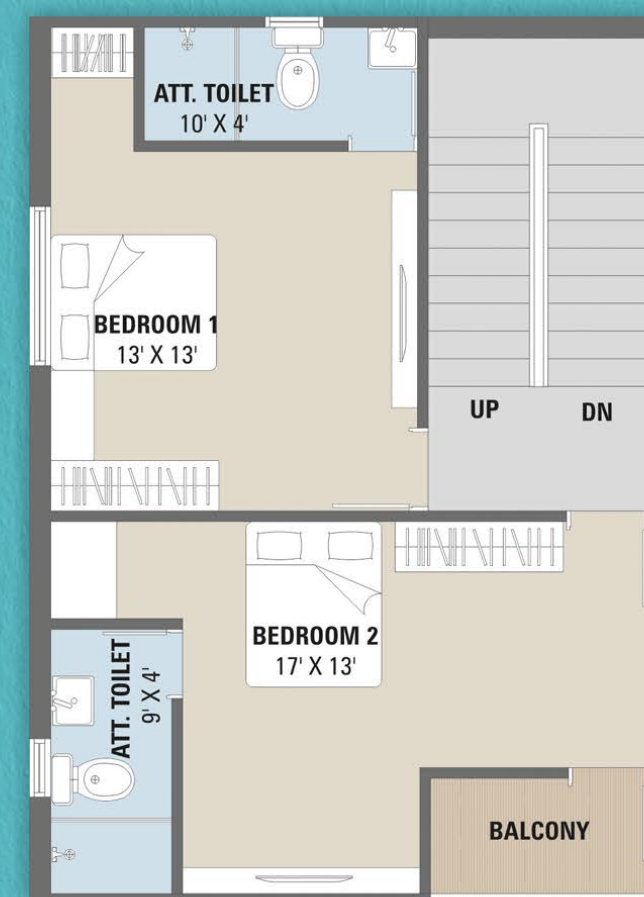
## 3 BHK UNIT PLAN (G+2)

PLOT BOUNDARY:  
12.50 X 10.00 M

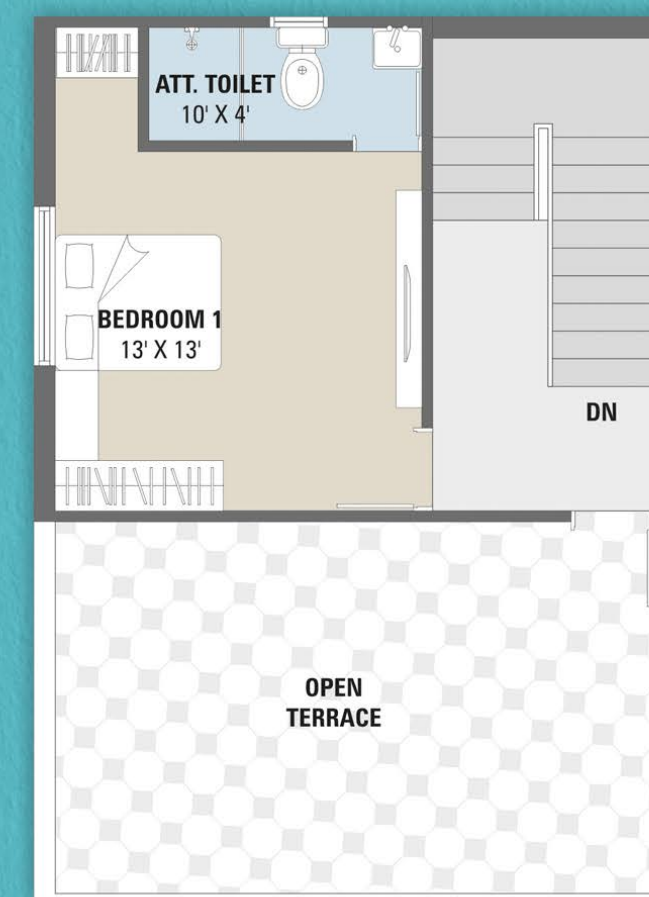
AREA:  
GF-65.67 SQM.  
FF-65.67 SQM.  
SF- 34 SQM.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







## 2 BHK UNIT PLAN (G+1)

PLOT BOUNDARY: 11.00 X 7.62 M  
AREA: GF-47.68 SQM. FF-45.68 SQM.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Artistic Impression\*



Artistic Impression\*





Artistic Impression\*

A WORLD OF *Happiness*

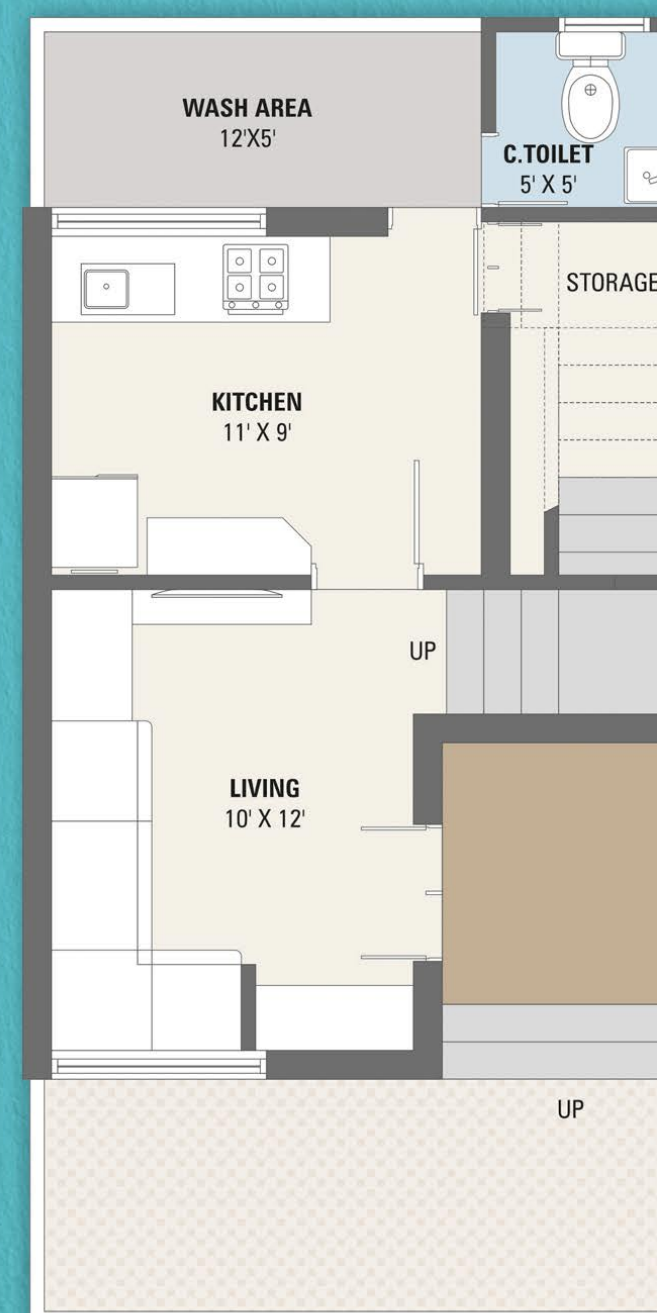


Artistic Impression\*



## 1 BHK UNIT PLAN (G+1)

PLOT BOUNDARY: 10.50 X 5.20 M  
AREA: GF- 39 SQM. FF-37 SQM.

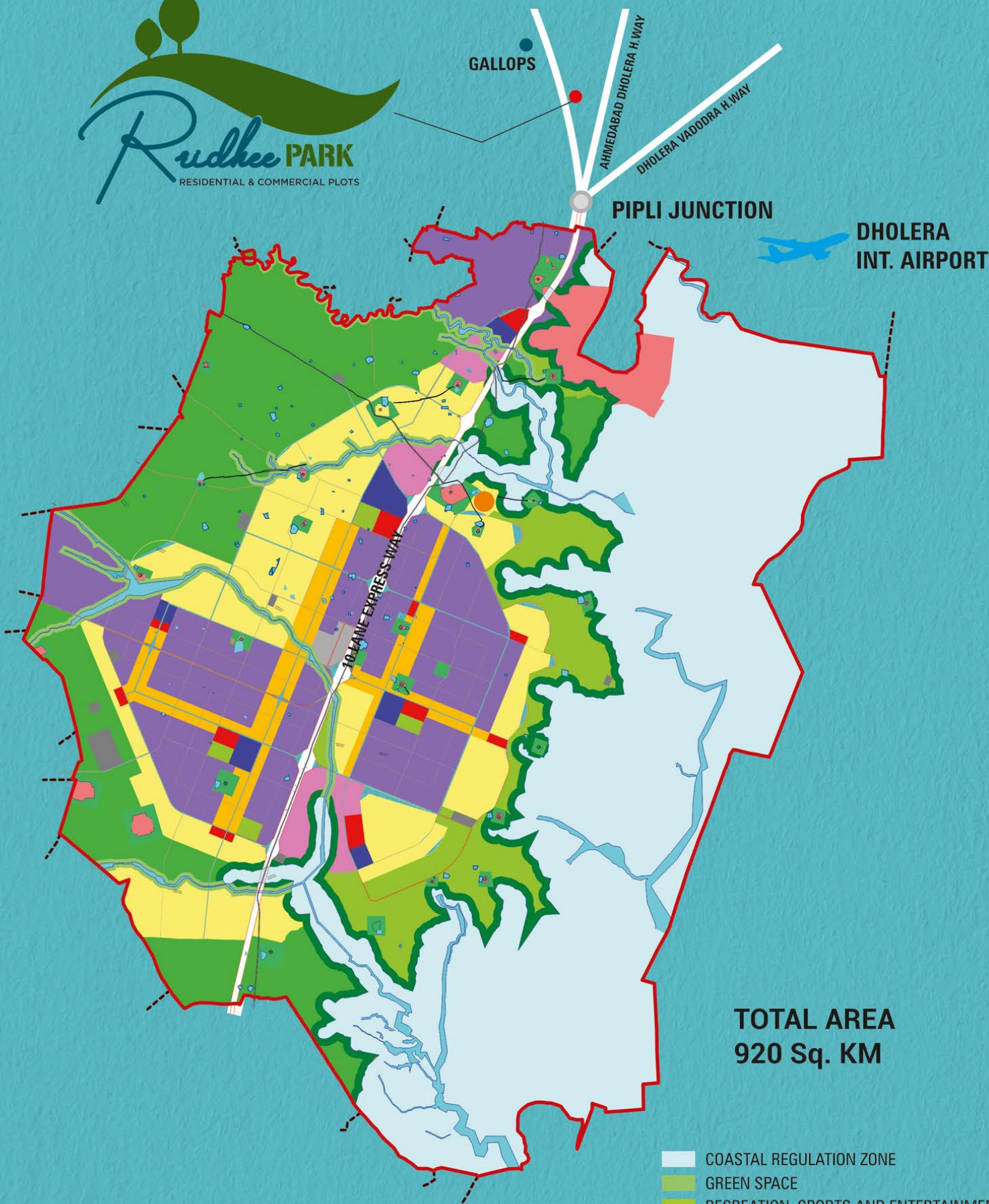


GROUND FLOOR PLAN



FIRST FLOOR PLAN





" Build your dream house at an  
ICONIC LOCATION "

@  
**DHOLERA**



SCAN FOR  
LOCATION



DEVELOPER :

**RRIDHEE 24  
ASSOCIATES**

ARCHITECT :

**JAYVIJAY ENGINEERS &  
LAND CONSULTANTS LLP**  
SAVAN JOSHI

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